

THOMAS BROWN

ESTATES



40 Pleasance Road, Orpington, BR5 3AR **Asking Price: £590,000**

- Three Double Bedroom, Two Bathroom Family Home
- Master Bedroom with En-suite
- Extended & Renovated to a High Standard
- Well Located for St Mary Cray Station





Property Description

Thomas Brown Estates are delighted to present this exceptional three double bedroom, two bathroom family home (1344sq ft), which has been extensively extended and renovated to an outstanding standard by the current owners. Offering spacious and versatile accommodation throughout, this impressive property must be viewed internally to fully appreciate the quality, specification, and generous living space on offer.

The property has undergone a comprehensive programme of refurbishment, including a full rewire, new plumbing, gas central heating system, replacement windows and doors, removal of all chimney breasts, a new roof, and external rendering to name just a few points, ensuring a truly turnkey home for prospective purchasers.

The accommodation comprises an entrance porch and welcoming hallway, a comfortable lounge, and a separate family room leading through to a stunning open plan kitchen/dining room measuring 19'4" x 15'3". This superb entertaining space features bi-fold doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. The ground floor also benefits from a useful utility room/WC.

To the first floor, a spacious landing provides access to two well proportioned double bedrooms and a stylish family bathroom. Occupying the entire second floor is the impressive principal bedroom suite, complete with an en-suite shower room.

Externally, the rear garden is mainly laid to lawn and complemented by a generous patio area, ideal for outdoor entertaining and al fresco dining. To the front, there is off-street parking for two vehicles.

Pleasance Road is a quiet and highly sought after residential road, conveniently located within walking distance of St Mary Cray Station, local shops, schools, and excellent transport links into central London.





ENTRANCE PORCH

Composite door to front, coconut mat.

ENTRANCE HALL

Under stairs storage, tile effect floor, radiator.

LOUNGE

12' 8" x 10' 11" (3.86m x 3.33m) Double glazed bay window with shutters to front, carpet, radiator.

FAMILY ROOM

11' 1" x 10' 4" (3.38m x 3.15m) Open plan to kitchen/dining room, carpet, radiator.

KITCHEN / DINING ROOM

19' 4" x 15' 3" (5.89m x 4.65m) Range of matching wall and base units with worktops over, breakfast bar, sink and drainer, integrated oven and induction hob, space for fridge/freezer, space for dishwasher, double glazed bi-fold doors to rear with internal blinds, skylantern, tiled floor, underfloor heating.

WC / UTILITY

Low level WC, wash hand basin, boiler cupboard, space for washing machine, tile effect floor, heated towel rail.

COVERED STORAGE AREA

15' 6" x 4' 7" (4.72m x 1.4m) Door to front and rear, space for appliances, power and light.

STAIRS TO FIRST FLOOR LANDING

Double glazed windows with shutters to front and side, carpet, radiator.

BEDROOM

13' 1" x 10' 2" (3.99m x 3.1m) Double glazed bay window with shutters to front, carpet, radiator.



BEDROOM

11' 1" x 10' 1" (3.38m x 3.07m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, sink in vanity unit, bath with shower over, double glazed opaque window to rear, vinyl flooring, heated towel rail.

STAIRS TO SECOND FLOOR LANDING

Carpet.

BEDROOM

15' 1" x 11' 7" (4.6m x 3.53m) Double glazed window to rear, carpet, radiator.



ENSUITE

Low level WC, sink in vanity unit, shower with rainforest head and attachment, double glazed opaque window to rear, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

84' (25.6m) Patio area, gravel area, laid to lawn.

OFF STREET PARKING

Space for two vehicles.

DOUBLE GLAZING

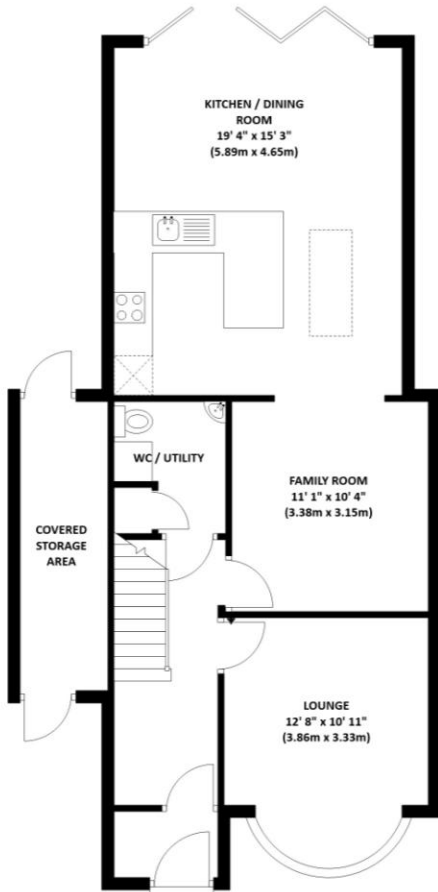
CENTRAL HEATING SYSTEM

FREEHOLD



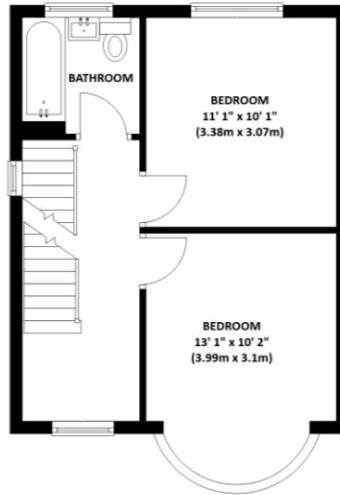
Ground Floor

Approx. 69.6 sq. metres (749.4 sq. feet)



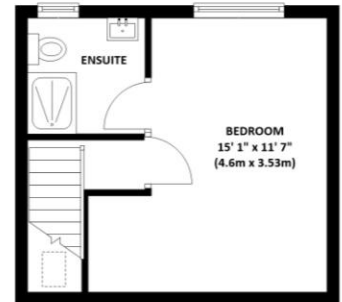
First Floor

Approx. 33.5 sq. metres (360.5 sq. feet)



Second Floor

Approx. 21.8 sq. metres (234.4 sq. feet)



Total area: approx. 124.9 sq. metres (1344.3 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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